

EDGERTON PLANNING COMMISSION
REGULAR SESSION
Edgerton City Hall
February 13, 2018
7:00 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call

4. **CONSENT AGENDA**

(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action)

MINUTES

- A. Consideration of Minutes for Regular Session of December 12, 2017

TEMPORARY CONSTRUCTION ACTIVITIES – 18661 Waverly Road

- B. Consideration of a request to extend a Temporary Construction Activities use, which was originally approved by the Planning Commission on January 10, 2017 for a concrete batch plant for property located to the southeast of 185th Street and Waverly Road. Applicant: Concrete Strategies

UNIFIED DEVELOPMENT CODE – PLANNING COMMISSION BY-LAWS

- C. Consideration of Resolution No. PC2018-01 amending the Organization and Bylaws of the Edgerton Planning Commission to reflect approved changes to Article 8, Section 8.2A of the Uniform Development Code regarding size and composition of the Planning Commission. Applicant: City of Edgerton

5. **OLD BUSINESS**

**CONSIDERATION OF THIS ITEM IS WITHDRAWN AT REQUEST OF APPLICANT
FINAL PLAT, PILOT TRAVEL CENTER – EDGERTON, FP2017-07 – Continued
from December 12, 2017 meeting**

- A. Continued consideration of an application in regard to Final Plat, FP2017-07, requesting approval of a final plat for Pilot Travel Center – Edgerton, located at 20080 Homestead Lane, located within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 5.43 acres, more or less. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

Action requested: None, applicant has withdrawn request.

**CONSIDERATION OF THIS ITEM IS WITHDRAWN AT REQUEST OF APPLICANT
FINAL SITE PLAN, PILOT TRAVEL CENTER – EDGERTON, FS2017-06 –
Continued from November 14, 2017 meeting**

- B. Continuation of an application for Final Site Plan, FS2017-06, and requesting approval of a final site plan for Pilot Travel Center – Edgerton, located at 20080 Homestead Lane, within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 5.43 acres, more or less. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

Action requested: None, applicant has withdrawn request.

6. **NEW BUSINESS**

PUBLIC HEARING – UDCA201702-05 (AMENDMENTS TO UNIFIED DEVELOPMENT CODE)

- A. Consideration of a public hearing to consider comments regarding amendments to the Unified Development Code pertaining to Article 4 – Commercial Zoning Districts and Article 10 – Site Plans and Design Standards). Applicant: City of Edgerton

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to recommend amendments to the Governing Body.

PUBLIC HEARING – ZA2018-01 (REZONING FOR SOUTHEAST CORNER OF I-35 AND HOMESTEAD LANE)

- B. Consideration of opening a public hearing in regard to application submitted for the rezoning of property from Johnson County RUR to City of Edgerton L-P (Logistics Park) located in the southeast corner of I-35 and Homestead Lane, containing approximately 255.841 acres, more or less. Applicant: NPD Management LLC Engineer: Renaissance Infrastructure Consulting.

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

Consider motion to recommend approval or denial to the Governing Body.

PUBLIC HEARING – PP2018-01 (PRELIMINARY PLAT FOR LOGISTICS PARK KANSAS CITY SOUTH)

- C. Consideration of opening a public hearing in regard to Preliminary Plat Application, PP2018-01, requesting approval of a preliminary plat for Logistics Park Kansas City South, located at the southeast corner of I-35 and Homestead Lane, consisting of one (1) lot and three (3) tracts, containing approximately 255.841 acres, more or less. Agent/Developer: NorthPoint Development L. Engineer: Renaissance Infrastructure Consulting.

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue.

Consider motion to approve, deny, or table the preliminary plat.

PUBLIC HEARING – LOGISTICS PARK KANSAS CITY SOUTH – FIRST PLAT

- D. Consideration of opening a public hearing in regards to Preliminary Site Plan Application, PS2018-01, requesting approval of a preliminary site plan for Logistics Park Kansas City South, located at the southeast corner of I-35 and Homestead Lane, consisting of one (1) lot and two (2) tracts containing approximately 205.951 acres, more or less. Agent/Developer: NPD Management LLC Engineer: Renaissance Infrastructure Consulting.

Actions requested: Open the public hearing, receive comments, and consider motion to close or continue.

Consider motion to approve, deny or table the preliminary site plan.

6. Future Meeting – March 13, 2018
7. Adjournment